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**Z-2270**  
**CARBIN DEVELOPMENT LLC**  
**KITTY'S CORNER PLANNED DEVELOPMENT**  
**(FORMERLY WOODBURY PD)**  
**FINAL DETAILED PLANS**  
**RESOLUTION PD 06-09**

**STAFF REPORT**  
**13 July 2006**

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**BACKGROUND:**

On 18 January 2006, APC, by unanimous vote, recommended approval of a reclassification from R3W to PDRS for Lot 8 of Scheffee and Royse's Addition located on the northeast corner of Salisbury and Wood Streets in West Lafayette, Wabash 19(SE) & 20 (SW) 23-4. The West Lafayette Common Council rezoned the site on 6 February 2006.

Petitioner will construct a new 3-story apartment building with twelve 1-bedroom, single occupancy units. The plans include twelve residential parking spaces, one per bedroom, with leases limiting occupancy to one person per bedroom. Utilities are already in place.

Petitioner's Final Detailed Plans consist of construction plans only since no final plat is needed in this case. The plans have been reviewed, approved and signed by the West Lafayette City Engineer. No public improvements are included in the project; landscaping will be supervised by West Lafayette therefore no bond is needed.

**STAFF RECOMMENDATION:**

Approval of Resolution PD 06-09

## RESOLUTION PD 06-09

**WHEREAS** Preliminary Plans for *Kitty's Corner Planned Development (formerly Woodbury PD)*, are approved as part of Z-2270, with 7 conditions attached; and

**WHEREAS** all conditions of approval necessary for construction plans have been met; and

**WHEREAS** UZO 2-27-12-a-2 states that minor modifications approvable by the Administrative Officer "cannot include: any increase in residential **density**; any decrease in residential **density** of 10% or more; any change in **building** dimension or location other than within the defined building envelope; any change in **lot lines**; any change in landscaping other than substitution of species or redesign with the same materials; any alteration in the size and/or location of signage; any change in type of land **use**; any change in the alignment or intersection of **streets**; or any change in restrictive covenants, or horizontal property ownership and owners' association documents regarding these items"; and

**WHEREAS** the Area Plan Commission Staff finds these Final Detailed Plans to conform to the Approved Preliminary Planned Development as adopted and passed by the West Lafayette Common Council on 6 February 2006.

**NOW THEREFORE BE IT RESOLVED** that the Area Plan Commission of Tippecanoe County, after Staff examination of the Final Detailed Plans submitted for *Kitty's Corner Planned Development*, does hereby find them to conform to the Approved Preliminary Planned Development Z-2270 as adopted and passed by the West Lafayette Common Council.

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GARY W. SCHROEDER, PRESIDENT

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SALLIE DELL FAHEY, SECRETARY

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DATE





